

## **RESOLUTION**

WHEREAS, Tennessee Code Annotated 68-120-101

(a) (8) (B) (i) requires that if a local government seeks to adopt mandatory sprinkler requirements for one-family and two-family dwellings, then the local government may only adopt such requirements, by either Ordinance or Resolution, as appropriate, upon an affirmative two-thirds (2/3) vote on final reading by the legislative body and such requirement shall be voted on in a Resolution separate from any other Ordinance or Resolution addressing building construction safety standards; and

WHEREAS, pursuant to the Rutherford County Subdivision Regulations, the developer of a subdivision shall provide fire hydrants in all subdivisions; and

WHEREAS, the Rutherford County Subdivision Regulations state that fire hydrants shall be placed to ensure lots within all subdivisions are within a maximum of one thousand (1,000) feet of a fire hydrant with a note on the final plat stating fire hydrants shall be installed per the regulations of the water providers; and

WHEREAS, it is now in the best interest of the citizens of Rutherford County to permit sprinkler systems for one and two family dwellings in certain instances and in circumstances otherwise consistent with the Rutherford County Zoning Resolution and Subdivision Regulations.

NOW, THEREFORE, BE IT RESOLVED by the Rutherford County Board of Commissioners, as follows:

I. In the event water lines in the area cannot support a fire hydrant, as determined by the water provider for the subject subdivision, or if the proposed development is not in close proximity to a line that can support a fire hydrant and extending such a water line is not feasible, a waiver may be granted at the discretion of the Planning Commission. The applicant for such waiver shall provide documentation from the water provider that the water lines available for the development cannot support a fire hydrant or that it is not feasible to extend a line of adequate size to serve the development. For the purposes of this section, a water line will be deficient if it does not conform to the following standards:

- (a) water volume is less than five hundred (500) gallons per minute; and/or
- (b) residual pressure would be less than twenty (20) pounds per square inch; and/or
- (c) other standards not listed here may also be cited by the water utility provider in their determination of whether a water line can support a fire hydrant.

II. The granting of a waiver from the fire hydrant requirement shall require any residential development in a subdivision to install a sprinkler system in accordance with NFPA 13D, also to include an audio alarm flow switch to be approved by the Rutherford County Building Codes Department.

III. The requirements of this Resolution shall not apply to existing residential structures located in a proposed subdivision.

RESOLVED, this 12th day of September, 2013.

RUTHERFORD COUNTY, TENNESSEE

ATTEST:

BY: \_\_\_\_\_  
ERNEST G. BURGESS, Chairman

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LISA DUKE CROWELL, County Clerk